



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary
Sandy Schrader, Deputy Secretary

**Study of the Redevelopment of Historic Government Complexes
Meeting of Study Steering Committee**

Tuesday, June 11, 2019 at 10:00 AM
100 Community Place, 3rd Floor – Executive Conference Room
Crownsville, MD

Pursuant to notice, the meeting of the Steering Committee for the Study of the Redevelopment of Historic Government Complexes was held at 100 Community Place, Crownsville, Maryland.

Members present:

- Robert McCord, Secretary, Maryland Department of Planning - Chair
- Senator Katie Fry Hester
- Delegate Trent Kittleman
- John Renner, Vice President of Development, Cross Street Partners (private sector representative)
- Nick Redding, Executive Director, Preservation Maryland (non-profit representative)

MDP Staff: Sandy Schrader, Deputy Secretary; Adam Gruzs, Chief of Staff

MHT Staff: Elizabeth Hughes, Director; Anne Raines; Deputy Director; Collin Ingraham, Chief, Office of Preservation Services; Megan Klem, Preservation Officer, Tax Credit Programs

Guests: Steven McCleaf, Langley Realty Partners LLC (Warfield project); Tamar Osterman, Senior Business Development Representative, Office of Business Development, Maryland Department of Commerce

Meeting convened at 10:20 AM

1. Introductions
2. Review study purpose and goals

Secretary McCord provided an overview of the study's purpose and goals, and the committee discussed how to work toward buy-in from both legislators and the administration. The study

should result in recommendations that may create new options or benefits at little or no cost as well as options that may require State, federal, local, and private funding. The “cost of doing nothing” should also be considered, including the cost to the State / federal government to mothball vacant properties and lost tax revenues. Local jurisdictions may need to be involved in discussions about zoning and allowable uses.

Secretary McCord encouraged committee members to send forward their ideas and suggestions for the group and consultant to consider. Suggestions should be forwarded to Adam Gruzs at adam.gruzs@maryland.gov.

3. Consultant selection

Secretary McCord provided an overview of the Request for Proposals (RFP) process that MHT conducted. Three firms submitted proposals, and four firms declined to bid, most of them due to the timeframe of the study. MHT has submitted a recommendation to Secretary McCord, and contract negotiations will be underway shortly. The committee will be notified when the consultant’s contract is signed.

4. Project timeline

The committee reviewed a proposed timeline for the study based on statutory deadlines and the consultant’s proposal. Secretary McCord suggested an additional meeting in late July / early August. The project schedule does not allow much time between completion of the report and the start of the legislative session; however, legislation could potentially be written based on draft study recommendations starting in November. If there are a number of recommendations to move forward into legislation, that may need to be accomplished over a number of years, based on the experience of other similar studies.

5. Discuss potential case study properties

Ms. Hughes noted that we will want the consultant to visit Maryland’s campuses and interview key personnel; as such it will be necessary for committee members to provide materials and facilitate access. The committee noted that properties in urban, suburban, and rural contexts have different contexts and challenges, so it is important for the case studies to be representative of the campus properties we have in Maryland. Geographic diversity may also be a consideration. National examples will be key in demonstrating what works well in other states that may be able to be translated to Maryland. We also need to review existing programs to see how they may better complement each other. In addition to the Department of Commerce (represented at this meeting), it will likely be desirable to reach out to other agencies, including DHCD, MDE, MES, and others who may have programs that could support rehabilitation or remediation. Engagement with DGS, DHMH, and other entities that own historic campuses that have not been redeveloped should also be considered. Engagement with local jurisdictions and other department secretaries at MML in June and at MACO in August will also be beneficial.

Meeting adjourned at 11:45 AM